



4 Coltslow Farm Stanley Moss Lane, Stockton Brook, Stoke-On-

Asking Price £595,000

- New Build four bedroom detached executive family home
- Double garage with electric door
- Integrated kitchen
- Impressive plot ****ADDITIONAL AGRICULTURAL LAND AVAILABLE TO PURCHASE****
- Ensuite to bedroom one and two
- Spacious living room
- High specification throughout
- Utility
- Nestled within a development of nine detached homes with a 10 year NHBC warranty

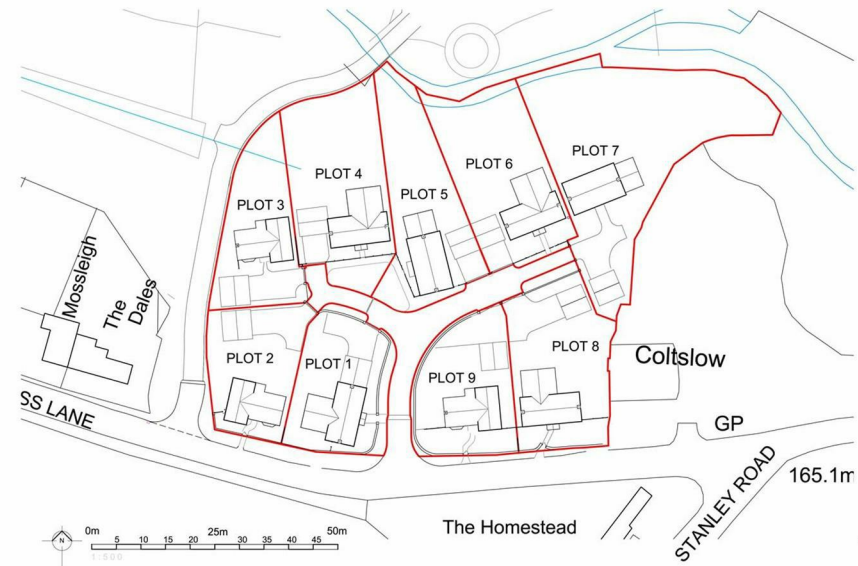
4 Coltslow Farm Stanley Moss Lane, Stoke-On-Trent ST9 9LH

This new build executive four-bedroom detached family home once completed will be finished to a high specification throughout and is nestled within an exclusive development, known as Coltslow Farm Development, featuring nine detached homes. Situated within a semi-rural location and within the catchment of Endon High School, this is ideal for families and people who are looking for a quiet but convenient location. The property boasts quality fixtures and fittings throughout, having high specification appliances, underfloor heating to the ground floor, alarm, quartz worksurfaces, veneered oak internal doors, oak staircase with glass balustrade, electric garage door, solar panels, USB sockets and much more! An impressive plot with block paved driveway and double garage.

You're welcomed into the property via the entrance hallway and through a composite door. The hallway has useful WC off. Located to the ground floor is a dining room and lounge, with aluminium bi-fold doors and feature fireplace. The living kitchen has a range of units fitted to the base and eye level, quartz worksurfaces/upstands, integrated induction hob, extractor, integrated oven, combination oven/microwave, integral fridge/freezer, integrated dishwasher, undermount one and half bowl stainless steel sink with mixer tap and access to the utility. The utility has matching base unit, stainless steel sink, plumbing and spaces for both a washing machine and a dryer, quartz worksurfaces, gas fired boiler, composite door to the side, cupboard housing the alarm and underfloor heating system.



Council Tax Band:



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CLIENT HUMPHRIES BUILDERS LTD.	PROJECT STANLEY MOSS LANE	TITLE TITLE DRAWING - HOUSE PLOTS	SCALE 1:150 on A3
		DWG. NO. 113 - 63	DATE June 2023
			REV

To the first floor the landing has a storage cupboard and provides access to the four bedrooms and a bathroom. Bedrooms one and two both have an ensuite shower room and bedroom one will also include fitted wardrobes. The ensuite rooms have a walk-in shower enclosure, chrome fitment, WC, sink with quartz work surface and cupboards beneath. The bathroom incorporates a panel bath and WC, sink and quartz surface.

Externally to the frontage, the garden is laid mainly to lawn. Double garage to the rear of the property with path providing access to the rear garden. The rear garden is mainly laid to lawn, courtesy lighting, power point and tap. To the side is a block paved driveway and the brick constructed garage which incorporates power, light and up and over electric door.

NOTE: Private Road Maintenance - the roadway (Coltslow Farm) will be finished in tarmac and remain a private road. Once the road has been physically completed, the ownership of the road will be transferred from Humphries Builders Ltd to Coltslow Farm Road Management Company Ltd. The owners of the properties on the development will hold a share of that management company.

SERVICES: Mains water, drainage, gas, electricity.

INTERNET: full fibre network connection.

WARRANTY: Every Humphries Builders Ltd home carries the full 10-year NHBC Warranty.

RESERVATION FEE: Any prospective purchaser will be required to pay the developer a £750 none refundable deposit to reserve a plot. ** There is also an option to purchase additional agricultural land **

NOTE: Externally the driveway and rear gardens are currently under works, so have been digitally enhanced for marketing purposes. We would like to make you aware the finishes to the driveway and gardens may differ from those shown on the details.

Entrance Hallway

Composite double-glazed door and window to the front elevation, underfloor heating, oak staircase with glass balustrade to the first floor, cloakroom off. - Size : -

WC

Built in WC with push flush, corner sink with chrome mixer tap, tiled splashbacks, underfloor heating. - Size : -

Dining Room

11'6" x 11'11"

UPVC double glazed sash window to the front elevation, underfloor heating, carpet. - Size : - 11' 6" x 11' 11" (3.50m x 3.63m)

Living Room

17'9" x 13'1"

UPVC double glazed sash bay window to the front elevation, underfloor heating, aluminium bi-fold doors to the rear elevation, feature fireplace set on a stone hearth, wall lights, carpet. - Size : - 17' 9" x 13' 1" (5.40m x 4.00m)

Living Kitchen

16'3" x 20'8"

Range of fitted units to the base and eye level, quartz worksurfaces and upstands, quartz splashback to hob, integral combination oven/grill, fan assisted oven, integral fridge, integral freezer, integral dishwasher, induction hob with extractor fan, underfloor heating, inset down lights, UPVC double glazed window to the rear elevation, stainless steel 1 ½ undermount sink, drainer grooves, mixer tap. - Size : - 16' 3" x 20' 8" (4.96m x 6.30m)

Utility Room

6'0" x 9'2"

Underfloor heating, matching base units, plumbing and space for washing machine and dryer, stainless steel sink with mixer tap, composite double-glazed door to the rear elevation, gas fired central heating boiler, quartz worksurfaces and upstands, cupboard housing: underfloor heating system and alarm system. - Size : - 6' 0" x 9' 2" (1.83m x 2.79m)

First Floor

- Size : -

Landing

Loft access, inset down lights, radiator, storage cupboard housing pressurised water system, carpet. - Size : -

Bedroom One

14'10" x 12'0"

Radiator, double glazed sash windows to the front elevation, inset down lights, ensuite off, fitted wardrobes, carpet. - Size : - 14' 10" x 12' 0" (4.51m x 3.66m)

Ensuite

5'7" x 6'11"

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, WC, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights. - Size : - 5' 7" x 6' 11" (1.70m x 2.10m)

Bedroom Two

13'0" x 11'10"

UPVC double glazed window to the rear elevation, radiator, carpet. - Size : - 13' 0" x 11' 10" (3.96m x 3.60m)

Ensuite

6'10" x 5'7"

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, W/C, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights. - Size : - 6' 10" x 5' 7" (2.08m x 1.70m)

Bedroom Three

12'8" x 11'4"

UPVC double glazed sash window to the front elevation, radiator, carpet. - Size : - 12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom Four

9'5" x 11'4"

UPVC double glazed sash window to the front elevation, radiator, carpet. - Size : - 9' 5" x 11' 4" (2.87m x 3.46m)

Bathroom

5'2" x 6'8"

Panel bath, chrome mixer tap, built in toilet, vanity sink unit with mixer tap, storage beneath, quartz worksurfaces, chrome heated ladder radiator, partly tiled, inset downlights, UPVC double glazed window to the rear elevation.

Externally

To the front, the garden is mainly laid to lawn. To the side: block paved driveway and access to the brick constructed garage. To the rear: area laid to lawn, courtesy lighting, power point. - Size : -

Garage

17'9" x 17'9"

Double garage, electric up and over door, power and light connected, courtesy lighting outside. - Size : - 17' 9" x 17' 9" (5.40m x 5.40m)

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek Offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	